

**LAND DEVELOPMENT COMMITTEE
VIRTUAL ZOOM MEETING
October 13, 2021**

Present: Michael E. Shine, Chairman, Mercer County Planning Board
 Bill Agress, Vice Chairman, Mercer County Planning Board
 Leslie R. Floyd, Planning Director, Mercer County Planning Department
 Basit A. Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Minor Subdivision MC#21-622	65 Armour Ave Minor Subdivision	Hamilton Township 65 Armour Ave Block 1657, Lots 10

Applicant: *Jorge Rivas and Maria D. Vasquez*
 Surveyor: *Ted W. Pivovarnick, Roberts Engineering Group*
 Attorney: *James P. Manahan, Bernstein & Manahan, LLC*

APPROVED The subject property is located off Armour Ave in the Hamilton Township. The site is currently improved with a 2-story multi-family home. Applicant is proposing to subdivide the existing lot into two new lots with half of each dwelling to occupy each new lot.

2. Minor Subdivision MC#21-102	566 & 568 S Clinton Ave Lot Consolidation	City of Trenton 566 & 568 S Clinton Ave Block 15609, Lots 9 & 8.01
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Applicant: *Julius Hengeli*
 Title Owner: *Camilo Villanueva*
 Surveyor: *Louis Lehman*
 Attorney: *N/A*

APPROVED The subject property is located at 566 & 568 S Clinton Ave in the City of Trenton. Applicant proposes to consolidate two separate lots into one. Owner currently owns and operated a multi-service business and proposes expansion to the adjacent property. Survey shows consolidated lots as Lot 9.01.

3. Site Plan MC#21-313	Princeton University Environmental Studies & School of Engineering and Applied Science Project (ES+SEAS)	Municipality of Princeton Ivy Lane/ Western Way Block 50.01, Lot 18
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Developer/ Applicant: *Trustees of Princeton University*
 Project Manager: *Jennifer Harkleroad, Nitsch Engineering, Inc.*
 Engineer: *Various – Civil: Nitsch Engineering*
 Attorney: *Faegre Drinker Biddle & Reath, LLP*

APPROVED Trustees of Princeton University are seeking approval to construct the Environmental Studies & School of Engineering and Applied Science Project (ES+SEAS). The proposed buildings will be connected with paved pedestrian walkways, parking lots and vehicle roadways on Princeton University’s campus located south of Prospect Ave and east of Washington Road. The project scope includes the demolition of existing buildings (5 Ivy Lane, Computer Science Building and Ferris Thompson) as well as parking lots along Ivy Lane.

The parking lot demolition will remove 499 existing spaces which will be relocated to the proposed East Campus Parking Garage that was approved by the Planning Board earlier this year. The project scope also includes a minor realignment of Western Way, demolition of the southern portion of Roper Lane and the construction of a new North-South connector road on the east side of the project. The East Campus Parking Garage project addressed the vehicular circulation including the construction of the North-South connector road.

The proposed stormwater management system for the ES/SEAS Project includes the development of a series of localized green infrastructure practices dispersed throughout the site. These strategies primarily include the use of bioretention planters, green roofs, small-scale extended detention practices and restored landscaping. This design prevents the generation of stormwater and non-point source pollution by removing existing parking areas and disconnecting flow paths, providing treatment and promoting recharge of stormwater at its source, and protecting natural processes.

4. Site Plan
MC#21-502

**Sleepy Inn- New Hotel Development
(Sleep-E-Hollow Motel Site)**

Lawrence Township
3000 US Route 1
Block 4001, Lots 39 & 41

Developer/ Applicant: Suresh Desai, Shreehat, Inc.
Engineer: *Shrinath J. Kotdawala, Kashi Consulting Company, Inc.*
Attorney: *N/A*

APPROVED WITH RECOMMENDATION The subject property is an approximately 6 acre parcel located along the northbound lanes of Route 1, just north of the County Route 546/ Bakers Basin intersection. The property is currently improved with a 49 room motel known as Sleepy Inn. The applicant is proposing to remove the 5 existing buildings and construct a new 91-room, three-story hotel building occupying 16,300 SF. The northerly driveway is proposed to be relocated about 20 feet north of its existing location in order to improve site circulation and driveway geometrics. The new development proposes to reduce impervious cover on the site.

5. Site Plan
MC#21-708

Proposed JDN Enterprises Warehouse

West Windsor Township
399 Princeton-Hightstown Road
Block 22, Lot 5

Developer/ Applicant: *JDN Enterprises, LLC*
Title Owner: *H&B West Windsor, LLC*
Engineer: *Daniel Sehnal, Dynamic Engineering*
Attorney: *Frank J. Petrino, Eckert Seamans*

APPROVED WITH CONDITIONS The approximately 28 acre property is located along the westbound side of Princeton-Hightstown Road (CR 571) just east of Southfield Road. The site is currently undeveloped and is utilized as agricultural farmland and has some wetland areas. The applicant proposes to construct a 325,000 SF warehouse on the site along with new driveways, parking areas, stormwater management improvements, landscaping, lighting and other associated improvements.

The site is located within West Windsor's ROM-3 (Research, Office and Limited Manufacturing) Industrial District. There is currently no access provided on the site. Access is proposed to the site via a signalized full movement driveway as well as a right turn-in/ right turn out only driveway along Princeton-Hightstown Road.

The proposed development is considered a "major development" as it is increasing regulated motor vehicle surface coverage by more than a 1/4 acre and results in more than (1) acre of land disturbance. Therefore, the subject site is proposing several above ground and underground stormwater management basins and other improvements.

The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.

Discussion Item:

Site Plan **Sweetbriar Ave Solar Farm**
MC#21-614

Hamilton Township
Sweetbriar Ave
Block 1581, Lot 27

Developer/ Applicant: *Steve Trumbo, Synnergy LL*
Engineer: *David Stratton, Trenton Engineering*

Applicant is requesting a change to an existing condition imposed at June 09, 2021 Planning Board Meeting.